



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Thursday, October 6, 2022

6:15 PM

Council Chambers and Online

******REVISED AGENDA******

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_bkqmuwllQXyXry6Bf369Kg

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/89356323830>

Or join via phone by dialing:

**US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or
929 436 2866**

(for higher quality, dial a number based on your current location):

Webinar ID: 893 5632 3830

Passcode: 737279

4:00 PM FIELD TRIP

[22-357](#) Field Trip Map

Attachments: [October 6th Map](#)

5:15 PM EXECUTIVE SESSION

[22-356](#) Planning Commissioner Training

Video and discussion on Land Use 101

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 2 -
Commissioner Dave Bromley
Commissioner Ron Mortimer

Public Hearings



- 1. [ANX0810202](#) CC Sheep Ranch Annexation (R-1-15 Zone)
[2-006380\(PC](#) 3170 E. Little Cottonwood Road
[\)](#) [Community 30]

Attachments: [Staff Report](#)
[Annexation Plat CC Sheep Ranch](#)

Brian McCuiston introduced this item to the Planning Commission.

Nate Pretl with The Chasen Companies from Baltimore, MD said he has plans for future development of this property if the annexation is approved.

Brian McCuiston said the zoning will remain the same of R-1-15 and that staff currently has consent forms from two of the four property owners. The Fairbournes have indicated they will sign a consent form and send it to staff.

Michael Christopherson asked why the church property is included in the annexation if is not part of the development plan.

Brian McCuiston replied that Sandy City tries to include as many properties as we can with an annexation. The owners to the south did not want to be part of this annexation. Staff talked with a representative from the LDS church, and was told we could include them in the annexation.

Cameron Duncan opened this item for public comment.

Cameron Duncan closed this item for public comment.

The Planning Commission forwards a positive recommendation to the City Council that the CC Sheep Ranch Annexation be approved and zoned R-1-15 based on the four findings detailed in the staff report.

- Yes:** 5 - Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Cameron Duncan
 Daniel Schoenfeld

- Absent:** 2 - Dave Bromley
 Ron Mortimer

Public Meeting Items

2. [CUP0913202](#) The Parlour Studio Salon
[2-006399](#) 8180 S. 700 E., Suite #120
(Sandy Woods, #3)

This item has been withdrawn by the applicant.

3. [CUP0825202](#) Anderson Accessory Structure
[2-006387](#) 11 Northridge Way
[Pepper Dell, #28]

Attachments: [Staff Report](#)
[Building Plans](#)

Mike Wilcox introduced this item to the Planning Commission.

Jalin Anderson, 11 Northridge Way, Sandy, spoke about his proposed plan. He said part of the structure will be used as a garage and part will be used as a pool house. He wanted a one foot set back, since that's what Pepperwood HOA allows, but understands the city code requires a two feet set back. He's also trying to create a little bit of privacy between him and his neighbor since his neighbor's house sits higher.

Cameron Duncan asked the applicant if Exhibit B is part of the application.

Jalin Anderson said it is not.

Cameron Duncan opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said he has concerns about the trees and there should be a condition to keep them.

Cameron Duncan closed this item to public comment.

Jalin Anderson replied to Steve Van Maren's concern and said the trees are on his neighbor's property and he will not be taking any trees out.

Michael Christopherson said he has no concerns for the project.

A motion was made by Michael Christopherson, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for additional height of a detached structure as well as a setback waiver as described in the staff report for the property located at 11 Northridge Way based on the three findings and subject to the four conditions detailed in the staff report.

Yes: 5 - Monica Collard
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Dave Bromley
Ron Mortimer

Administrative Business

1. Minutes

An all in favor motion was made by Danny Schoenfeld to approve the meeting minutes for 09.01.2022.

[22-358](#) Minutes from 9/1/2022

Attachments: [09.01.2022 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[22-359](#) Development Report

Attachments: [DEVELOPMENT REPORT 09.30.22](#)

3. Director's Report

Adjournment

An all in favor motion was made to adjourn.

DRAFT

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256